



3

Planning Commission Staff Report

TO: PLANNING COMMISSION

FROM: NICHOLE MCCARTY, PLANNER II *NM*
(480) 503-6747, NICHOLE.MCCARTY@GILBERTAZ.GOV

THROUGH: CATHERINE LORBEER, AICP, PRINCIPAL PLANNER *ajl*
(480) 503-6016, CATHERINE.LORBEER@GILBERTAZ.GOV

MEETING DATE: AUGUST 5, 2015

SUBJECT: UP15-06, PHO FREEDOM: A CONDITIONAL USE PERMIT TO ALLOW A WIRELESS COMMUNICATION FACILITY (67 FOOT HIGH MONOPALM) ON APPROXIMATELY 0.01 ACRES (769 SQ. FT.) OF REAL PROPERTY GENERALLY LOCATED AT THE NORTHEAST CORNER OF HIGLEY AND CHANDLER HEIGHTS ROADS, IN THE SHOPPING CENTER (SC) ZONING DISTRICT WITH A PLANNED AREA DEVELOPMENT (PAD) OVERLAY.

STRATEGIC INITIATIVE: Technology Leader

To allow for a new Wireless Communications Facility to help improve the level of wireless service available in the Town of Gilbert.

RECOMMENDED MOTION

Make the Findings of Fact and approve UP15-06, PHO Freedom: a Conditional Use Permit to allow a Wireless Communication Facility (67' Monopalm) on a 0.01 acre (769 sq. ft.) site generally located at the northeast corner of Higley and Chandler Heights Roads, in the Shopping Center (SC) zoning district with a Planned Area Development (PAD) overlay, subject to conditions.

APPLICANT/OWNER

Company: Wavelength Management
Name: Rob Jones
Address: 2200 E. Williams Field Rd., #200
Gilbert, AZ 85295
Phone: 480-205-0070
Email: rob@wavmgt.com

Company: Public Storage Inc.
Name: Lori Kind
Address: 701 Western Ave,
Glendale, CA 91201
Phone: 818-244-8080
Email: lkind@publicstorage.com

BACKGROUND/DISCUSSION

History

Date	Description
<i>April 25, 2000</i>	Town Council adopted Ordinance No. 1263 (A99-23) for the annexation of the subject property into the Town of Gilbert and Ordinance No. 1264 (Z99-62) for the rezoning of 1,382 acres from Maricopa County Residential to the Seville Planned Area Development (PAD) Overlay.
<i>November 3, 2004</i>	Planning Commission approved a Use Permit (UP04-10), to allow a storage facility on the subject property.
<i>October 10, 2013</i>	Design Review Board approved case DR13-29, to approve the site plan and design for the Gilbert Public Storage Facility.

Overview

Wavelength Management, on behalf of Verizon Wireless, is proposing a new wireless communication facility (WCF) including a 67' monopalm, to be located at 6289 S. Higley Road, on the property of the existing Gilbert Public Storage facility. The proposed facility meets the setback requirements for the underlying zoning district and the minimum distance from property designated for residential land use in the General Plan. The facility consists of a monopalm, back-up generator, wall mounted equipment and an equipment room located inside one of the existing buildings on site.

Surrounding Land Use & Zoning Designations

	Existing Land Use Classification	Existing Zoning	Existing Use
North	Residential > 2 - 3.5	Single Family – 6 (SF-6)	Existing homes
South	Residential > 2 - 3.5	Single Family – Detached (SF-D)	Existing homes
East	Shopping Center (SC)	Shopping Center (SC) with a PAD	Existing offices
West	Shopping Center (SC)	Shopping Center (SC) with a PAD	Existing retail
Site	Shopping Center (SC)	Shopping Center (SC) with a PAD	Storage facility

Project Data Table

Site Development Regulations	Required per LDC	Proposed
Maximum Tower Height	75'-0"	67'-0"
Minimum Setbacks		
Front	25'-0"	637'-5"

Side to non-residential (East)	15'-0"	187'-9"
Side to non-residential (West)	15'-0"	264'-1"
Rear to residential	75'-0"	92'-2"

DISCUSSION

The required setback for the center of the proposed tower is 75'-0" from a parcel designated for residential use in the General Plan. The proposed setback for the monopalm is 92'-2" from the nearest residential land use to the north. Verizon is proposing twelve (12) antennas, two (2) J-boxes and twelve (12) Remote Radio Heads. The antennas will be mounted on three (3) sectors, four (4) per sector, at a height of 56'-0" to the centerline of each antenna. The size of each antenna is 96" H x 14.6" W x 7.3" D. The Verizon equipment room (located inside an existing building) is 244 sq. ft., with a motion detecting light being proposed outside of the equipment room door. The generator and monopalm will be within a 525 sq. ft. leased area directly outside the equipment room. The 7'-5" tall generator will be screened from view by an 8'-0" CMU wall.

FINDINGS

The Planning Commission is required to make four findings in order to approve a Conditional Use Permit and an additional three findings in order to approve a WCF. The findings are listed here, along with the reasons why staff considers that the findings are or are not met in this case. These findings are:

1. The proposed use will not be detrimental to health, safety, or general welfare of persons living or working in the vicinity, to adjacent property, to the neighborhood, or to the public in general.

The WCF will be located in the rear of the storage facility property, adjacent to an existing 12'-4" tall building. The exterior wall mounted equipment will be painted to match the adjacent building and the generator will be screened with an 8'-0" high CMU wall. The remaining ground equipment will be located within an existing building, completely out of public view.

2. The proposed use conforms to the purposes, intent, and policies of the General Plan and its policies and any applicable area, neighborhood, or other plan adopted by the Town Council.

The request for a Use Permit to locate a monopalm WCF facility meets the intent of the Town of Gilbert General Plan Chapter 2, Land Use and Growth Areas Element, providing for public and private infrastructure expansion. By allowing the installation of the WCF facility, service will be optimized and provide for the future needs of the area.

The vision statement for the General Plan chapter on Public Facilities and Services is to "Provide a high level of municipal and public utility services and facilities to serve the community in a manner that enhances quality of life, optimizes existing facilities and provides for future needs." The additional antennas being provided as part of the proposed WCF facility will enhance the network in an area that is currently underserved. This facility will

serve residents and customers in commercial, employment and residential areas near the project site.

3. *The proposed use conforms to the conditions, requirements, or standards required by the Zoning Code and any other applicable local, State, or Federal requirements.*

As conditioned, the proposed facility complies with the WCF Site Development Regulations and the Shopping Center (SC) PAD overlay zoning district. Based on the height of the monopalm, the required setback to residential is 73.7 ft. The monopalm as proposed will be 92'-2" from the nearest residential property boundary to the north. State and Federal requirements including radio wave transmission safety standards are being met, and all other applicable requirements have been met and will be confirmed with final plans submittal.

4. *The proposed use, as conditioned, would not unreasonably interfere with the use and enjoyment of nearby properties.*

Access to the WCF site is provided with a 12'-0" wide access easement running from Chandler Heights Road, through the existing entrance to the Public Storage facility. After initial construction, the facility will not generate additional traffic in the neighborhood. The proposed monopalm WCF is unmanned and maintained by Verizon, requiring periodic visits by a technician to monitor and assure adequate operation of the facility. The concealed antenna array on the tower will not cause adverse impacts due to dust, smoke, noise, odor or glare from the use. A photo simulation detail of the proposed WCF antenna array on the proposed tower has been provided.

And the additional findings for WCF required by Section 4.705 of the LDC, as follows:

A. *The proposed WCF conforms with the requirements of Article 4.7;*

The application conforms to all requirements of Article 4.7 of the LDC with respect to height and setback requirements as well as screening and aesthetics.

B. *The applicant has demonstrated the inability to co-locate the proposed WCF on an existing vertical element; and*

The applicant has conducted an inventory of existing wireless communication facilities within a two mile radius of the project site, and there are five (5) existing facilities. The nearest tower is 0.4 miles from the subject site but does not have adequate space for additional antennas. The remaining facilities are already being utilized by Verizon.

C. *The visibility of the WCF is reduced to the extent feasible by decreasing its height, increasing its setback, locating it in proximity to other structures, using antenna designs which minimize horizontal projections, constructing it with colors and materials that de-emphasize its visibility.*

The applicant is requesting to establish a new WCF, including a 67' monopalm. The proposed WCF resembles the appearance of a palm tree, with the antenna array generally concealed with faux fronds. The ground equipment is primarily located within an existing building at the rear of the Public Storage facility. All wall mounted equipment will be painted to match the existing building and the generator will be screened from view by an 8'-0" CMU wall.

Pursuant to the above analysis, Staff is of the opinion that the project meets the seven findings required for granting this Conditional Use Permit for a Wireless Communications Facility.

PUBLIC NOTIFICATION AND INPUT

A notice of public hearing was published in a newspaper of general circulation in the Town, an official notice was posted in all the required public places within the Town and neighborhood notice was provided per the requirements of the Land Development Code Article 5.205.

Staff has not received any comments from the public.

PROPOSITION 207

An agreement to “Waive Claims for Diminution in Value” pursuant to A.R.S. § 12-1134 was signed by the landowners of the subject site, in conformance with Section 5.201 of the Town of Gilbert Land Development Code. This waiver is located in the case file.

STAFF RECOMMENDATION

Move to make the Findings of Fact and approve UP15-06, PHO Freedom: a Conditional Use Permit to allow a Wireless Communication Facility (67’ Monopalm) on a 0.01 acre (769 sq. ft.) site generally located at the northeast corner of Higley and Chandler Heights Roads, in the Shopping Center (SC) zoning district with a Planned Area Development (PAD) overlay, subject to conditions:

1. The Project shall be in substantial conformance with the site plan and elevations/details shown on the Exhibits provided under Attachment No. 4.

Respectfully submitted,



Nichole McCarty
Planner II

Attachments and Enclosures:

- 1) Findings of Fact
- 2) Notice of Public Hearing/Vicinity Map
- 3) Aerial Photo
- 4) Exhibits

**FINDINGS OF FACT
UP15-06, PHO Freedom**

1. The proposed use will not be detrimental to health, safety, or general welfare of persons living or working in the vicinity, to adjacent property, to the neighborhood, or to the public in general;
2. The proposed use conforms with the purposes, intent, and policies of the General Plan and its policies and any applicable area, neighborhood, or other plan adopted by the Town Council;
3. The proposed use conforms with the conditions, requirements, or standards required by the Zoning Code and any other applicable local, State, or Federal requirements; and
4. The proposed use, as conditioned, would not unreasonably interfere with the use and enjoyment of nearby properties.

And the additional findings for WCF required by Section 4.705 of the LDC, as follows:

- A. The proposed WCF conforms with the requirements of Article 4.7;
- B. The applicant has demonstrated the inability to co-locate the proposed WCF on an existing vertical element; and
- C. The visibility of the WCF is reduced to the extent feasible by decreasing its height, increasing its setback, locating it in proximity to other structures, using antenna designs which minimize horizontal projections, constructing it with colors and materials that de-emphasize its visibility.

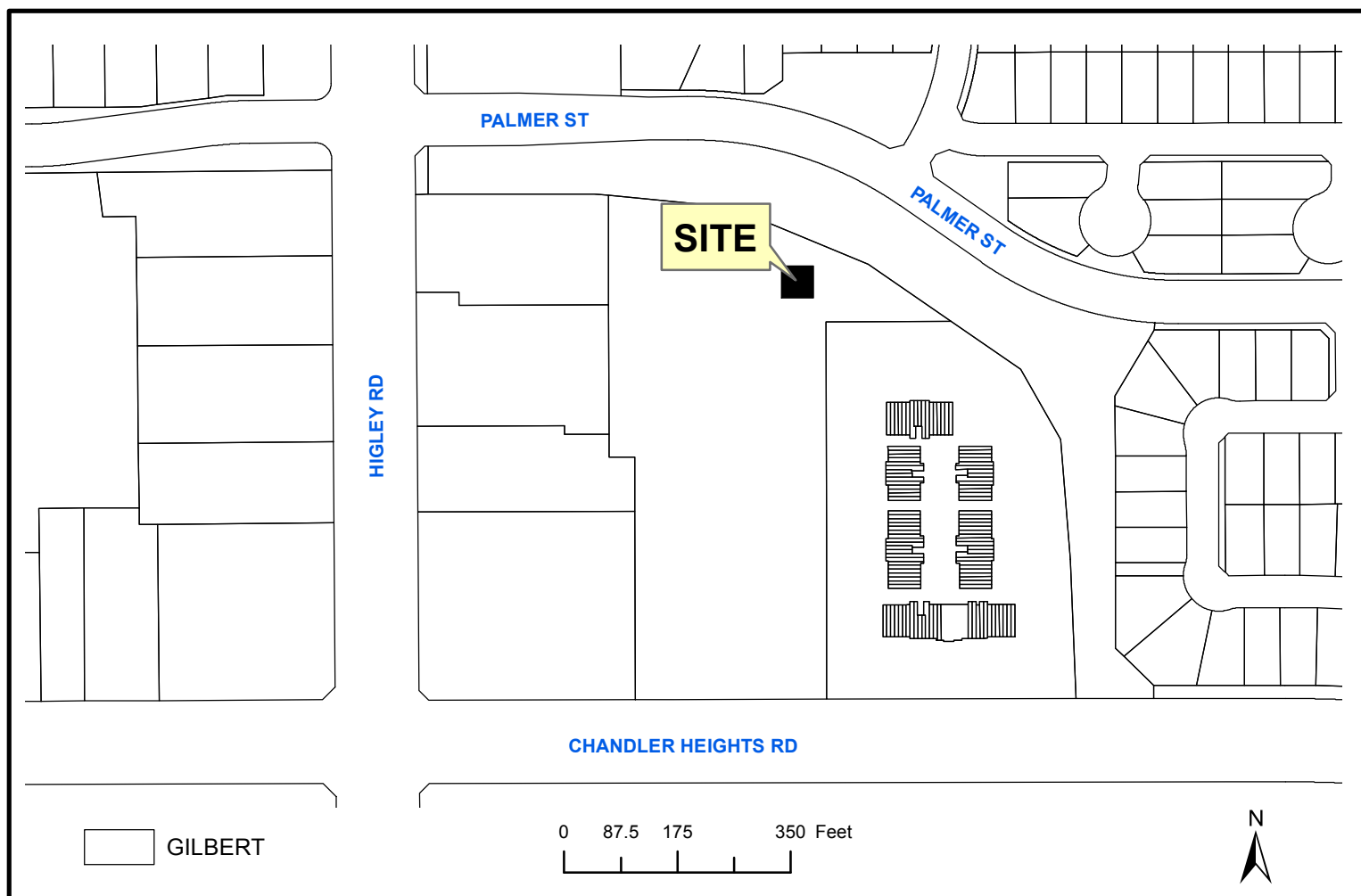
August 5, 2015

Notice of Public Hearing

PLANNING COMMISSION DATE:**Wednesday, August 5, 2015* TIME: 6:00 PM****LOCATION: Gilbert Municipal Center, Council Chambers****50 E. Civic Center Drive****Gilbert, Arizona 85296***** Call Planning Department to verify date and time: (480) 503-6747****REQUESTED ACTION:**

UP15-06: Request to approve a Conditional Use Permit for approximately 0.01 acres (769 sq. ft.) of real property located at 3280 E. Chandler Heights Road east of the northeast corner of Higley and Chandler Heights Roads, to permit a Wireless Communication Facility for Verizon Wireless (67 foot high monopalm) in the Shopping Center (SC) zoning district with a Planned Area Development (PAD) overlay.

* The application is available for public review at the Town of Gilbert Development Services division Monday - Thursday 7 a.m. - 6 p.m. Staff reports are available the Monday prior to the meeting at <http://www.gilbertaz.gov/departments/development-services/planning-development/planning-commission>

SITE LOCATION:

APPLICANT: Wavelength Management
CONTACT: Rob Jones
ADDRESS: 2200 E. Williams Field Rd, Ste. 200
Gilbert, AZ 85295

TELEPHONE: (480) 205-0070
E-MAIL: rob@wavmgmt.com





SITE NAME: PHO FREEDOM

UP15-06 PHO Freedom
Attachment 4: Exhibits
August 5, 2015



126 W. GEMINI DR., TEMPE, AZ. 85283

INTERNAL REVIEW	
CONSTRUCTION SIGNATURE	DATE
RF SIGNATURE	DATE
REAL ESTATE SIGNATURE	DATE
MICROWAVE SIGNATURE	DATE



3100 N. 3RD AVE., #100 PHOENIX, AZ. 85013
PHONE: (480) 204-1412

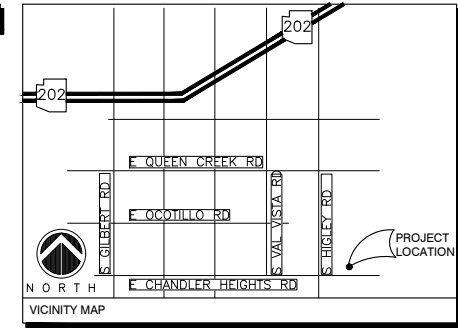
THESE DRAWINGS ARE COPYWRITTEN AND THE PROPERTY OF BK DESIGN INC. AND PRODUCED SOLELY FOR THE USE OF OUR CLIENT. ANY REPRODUCTION OR USE OF THE INFORMATION CONTAINED WITHIN SAID DRAWINGS IS PROHIBITED WITHOUT WRITTEN CONSENT BY BK DESIGN INC.

PROJECT NUMBER	DRWN BY	CHK'D BY
14243	AD	BK

REVISIONS		
	06.06.14	ISSUE TO CLIENT
	08.04.14	CLIENT COMMENTS
	10.20.14	REDESIGN
	01.08.15	ISSUE FOR SUBMITTAL
	03.27.15	COMMENTS
	06.25.15	CITY COMMENTS

SHEET INDEX	CLIENT	PROJECT DATA	PROJECT DESCRIPTION
<ul style="list-style-type: none">T-1 PROJECT DATA AND INFORMATIONLS-1 SITE SURVEYZ-1 OVERALL SITE PLANZ-2 ENLARGED SITE PLANZ-3 PROJECT ELEVATIONSZ-4 PROJECT ELEVATIONS AND DETAILS	<p>VERIZON WIRELESS 126 W. GEMINI DR. TEMPE, AZ. 85283 CONTACT: DIEGO TORRES PHONE: (602) 819-2949</p> <p>PROPERTY OWNER</p> <p>PUBLIC STORAGE 701 WESTERN AVE., 1ST FLOOR GLENDALE, CA 91201 CONTACT: LORI KIND PHONE: (818) 244-8080 EXT.1350</p> <p>SITE ACQUISITION</p> <p>WAVELENGTH MANAGEMENT 2200 E. WILLIAMS FIELD RD. SUITE 200 GILBERT AZ. 85295 CONTACT: ROB JONES PHONE: (480) 205-0070</p> <p>DESIGNER</p> <p>BK DESIGN INC. 3100 N. 3RD AVE., SUITE 100 PHOENIX, AZ. 85013 CONTACT: BRYAN KORTE PHONE: (480) 204-1412</p> <p>SURVEYOR</p> <p>RLF CONSULTING, LLC 1835 E. 6TH ST. SUITE 24 TEMPE, AZ 85281 CONTACT: RYAN FIDLER PHONE: (480) 510-3668</p>	<p>LESSEE: VERIZON WIRELESS</p> <p>ZONING: SC</p> <p>APN: 304-79-959</p> <p>JURISDICTION: CITY OF GILBERT</p> <p>BUILDING CODES: 2012 IBC W/ CITY AMENDMENTS 2011 NEC W/ CITY AMENDMENTS 2012 IMC W/ CITY AMENDMENTS 2012 IFC W/ CITY AMENDMENTS</p> <p>OCCUPANCY: EQUIPMENT ROOM S2 MONOPALM U</p> <p>CONSTRUCTION TYPE: EQUIPMENT ROOM VB MONOPALM N/A</p> <p>LEASE AREA: EQUIPMENT ROOM 244 S.F. MONOPALM & GEN. 525 S.F. TOTAL 769 S.F.</p>	<p>THIS PROJECT CONSISTS OF THE A EQUIPMENT ROOM WITHIN AN EXISTING BUILDING WITH AN OUTDOOR EMERGENCY STANDBY GENERATOR. AS WELL AS A NEW MONOPALM WITH (12) NEW ANTENNAS, (2) J-BOXES, AND (12) REMOTE RADIO HEADS.</p> <p>DEVELOPMENT AND CONSTRUCTION OF THIS PROJECT WILL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.</p> <p>THIS PROJECT DOES NOT INCLUDE WATER OR SEWER.</p> <p>THIS PROJECT INCLUDES PERMANENT TELEPHONE AND ELECTRICAL CONNECTIONS.</p>
			<p>PROJECT UTILITIES</p> <ul style="list-style-type: none">POWER COMPANY: SALT RIVER PROJECTTELEPHONE COMPANY: COX COMMUNICATIONS
			<p>SITE DIRECTIONS</p> <p>FROM 126 W. GEMINI DR., TEMPE - HEAD WEST ON W GEMINI DR TOWARD S ASH AVE. TURN LEFT ONTO S ASH AVE. TURN RIGHT ONTO W GUADALUPE RD. TAKE THE 1ST RIGHT ONTO S PRICE RD. TAKE RAMP FOR SR-101 LOOP S. TRAVEL APPROX 4 MILES TO EXIT 618, TAKE RAMP LEFT ONTO SR-202 LOOP E. TRAVE APPROX 8 MILES TO EXIT 42 VAL VISTA DR. TURN RIGHT ONTO VAL VISTA DR. TRAVEL FOR APPROX 4 MILES TURN LEFT ONTO E CHANDLER HEIGHTS RD. TRAVEL TO HIGLEY RD. DESTINATION WILL BE ON THE LEFT.</p>

SYMBOLS	
	DETAIL MARK
	SECTION MARK
	REVISION
	NORTH ARROW
	LEASE LINE
	PROPERTY LINE
	CHAIN LINK FENCE LINE
	BLOCK WALL
	ELEV.0 ELEVATION DATUM A.F.F.



SITE NAME

PHO FREEDOM

SITE ADDRESS

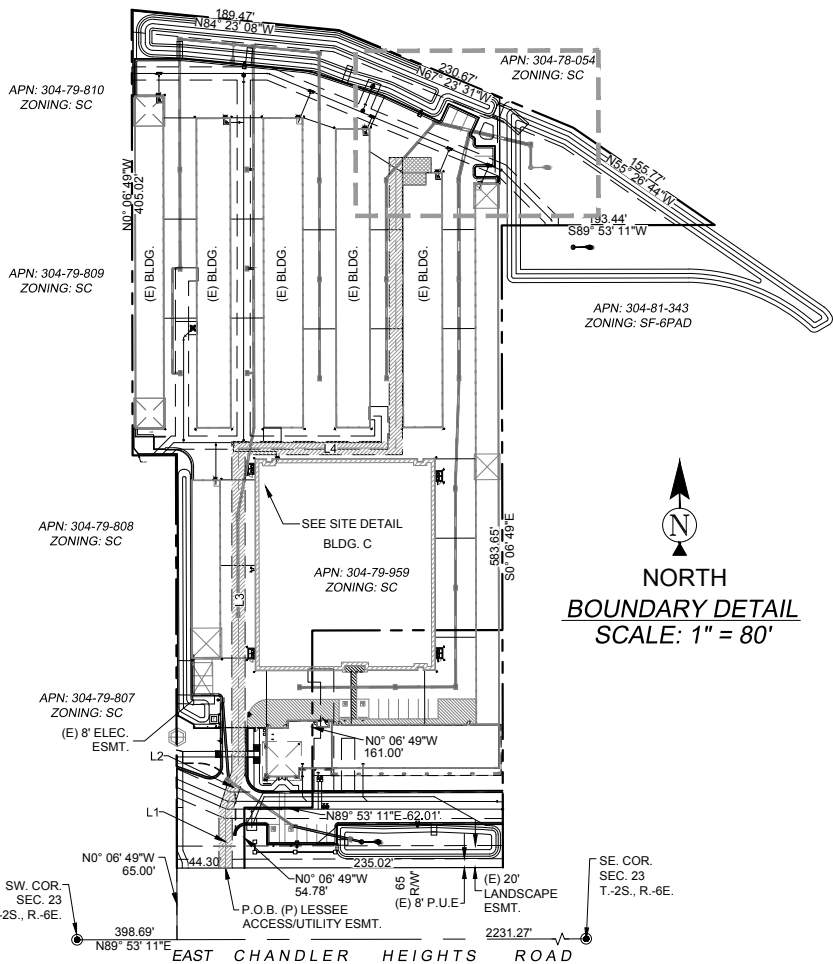
6289 S HIGLEY RD.
GILBERT, AZ 85298

SHEET TITLE

PROJECT INFORMATION AND DATA

SHEET NUMBER

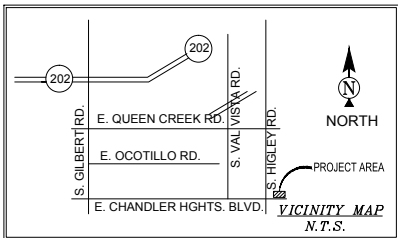
T-1



LINE TABLE		
LINE	LENGTH	BEARING
L1	52.35	N0° 00' 00"E
L2	36.40	N18° 42' 51"E
L3	294.95	N0° 00' 00"E
L4	143.08	N90° 00' 00"E
L5	264.08	N0° 00' 00"E
L6	6.00	N90° 00' 00"E
L7	26.00	N90° 00' 00"E
L8	13.58	S0° 00' 00"E
L9	4.67	N90° 00' 00"W
L10	11.42	S0° 00' 00"E
L11	21.33	N90° 00' 00"W
L12	25.00	N0° 00' 00"E

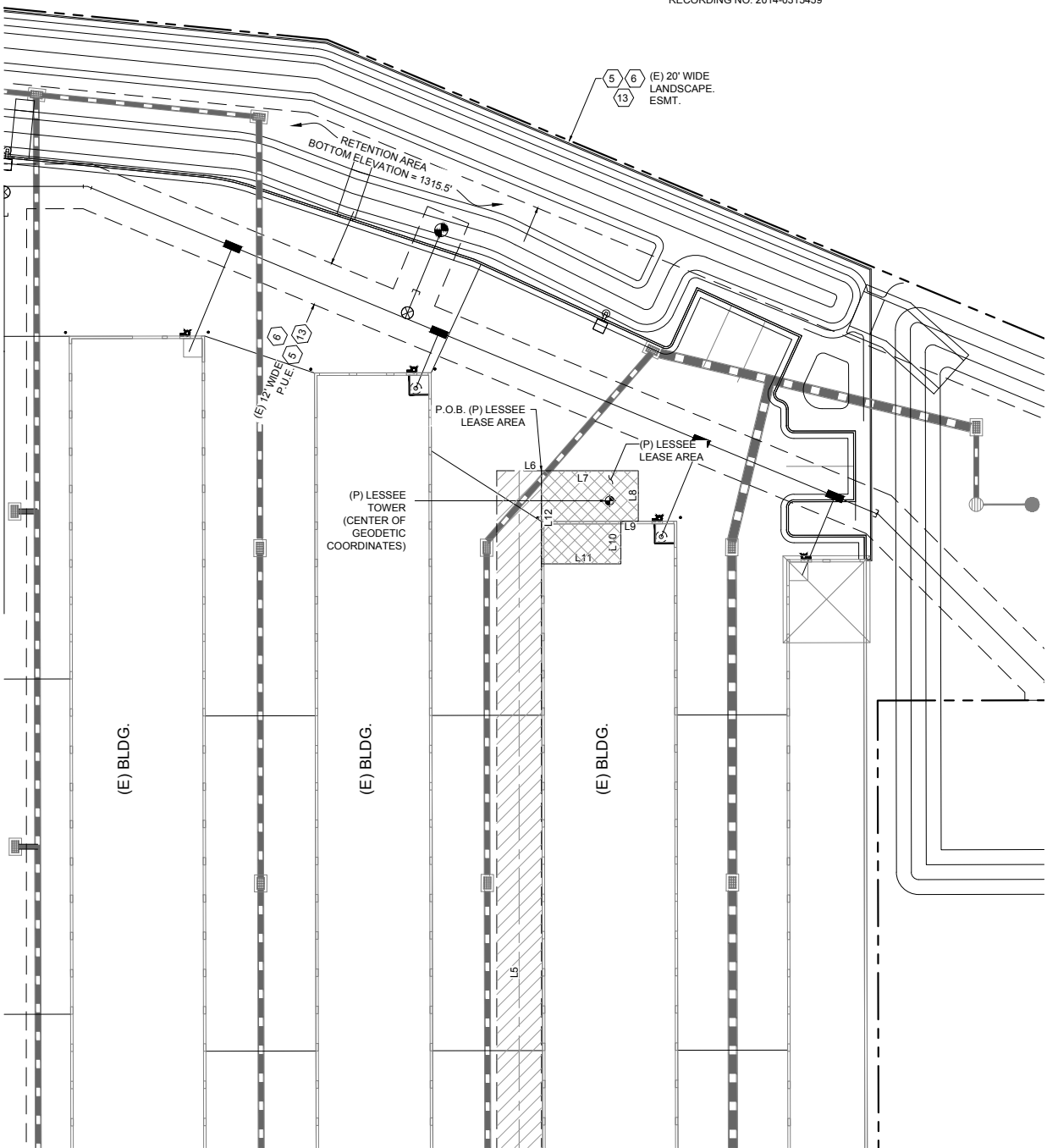
- SURVEYOR NOTES**
- ALL TITLE INFORMATION IS BASED UPON A COMMITMENT FOR TITLE INSURANCE PREPARED BY CHICAGO TITLE AGENCY, ORDER NO.: AZ-FWPY-IMP-N/A-1-15-C1504364 EFFECTIVE DATE: 04/27/2015.
 - SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE.
 - THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.
 - SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT BLUE STAKE AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND/ OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

- PROJECT META DATA**
- ELEVATIONS SHOWN HEREON ARE REPRESENTED IN *NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)* ESTABLISHED FROM GPS DERIVED ELLIPSOID HEIGHTS, APPLYING GEOID 09 SEPARATIONS CONSTRAINING TO NGS CORS STATIONS PROVIDED IN THE "ONLINE POSITIONING USER SERVICE" (OPUS) SOLUTION FOR THIS SPECIFIC SITE.
 - BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM *ARIZONA STATE PLANE COORDINATE ZONE CENTRAL*, DETERMINED BY GPS OBSERVATIONS.



POSITION OF GEODETIC COORDINATES
LATITUDE 33° 14' 08.799" NORTH (NAD83)
LONGITUDE 111° 43' 06.648" WEST (NAD83)
ELEVATION @ GROUND= 1318.5' (NAVD88)

- SCHEDULE B EXCEPTIONS**
- EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH ON THE PLAT RECORDED IN BOOK 553 OF MAPS, PAGE 15 OFFICIAL RECORDS.
 - EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS SET FORTH ON THE PLAT RECORDED IN BOOK 773 OF MAPS, PAGE 29, THEREAFTER, CERTIFICATE OF CORRECTION RECORDED IN RECORDING NO. 2006-0304918 OFFICIAL RECORDS.
 - EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH ON THE PLAT RECORDED IN BOOK 1180 OF MAPS, PAGE 7 OFFICIAL RECORDS.
 - EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: POWER DISTRIBUTION; RECORDING DATE: MAY 14, 2014;
RECORDING NO: 2014-0315459



LESSOR'S LEGAL DESCRIPTION
LOT 1 ACCORDING TO THE FINAL PLAT OF SEVILLE COMMONS RECORDED IN BOOK 773 OF MAPS, PAGE 29, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA AND CERTIFICATE OF CORRECTION RECORDED MARCH 7, 2006 IN THE OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA AS INSTRUMENT NO. 2006-0304918.

LESSEE ACCESS AND UTILITY EASEMENT LEGAL DESCRIPTION
A 12.00 FOOT WIDE STRIP OF LAND BEING A PORTION OF LOT 1 ACCORDING TO THE FINAL PLAT OF SEVILLE COMMONS RECORDED IN BOOK 773 OF MAPS, PAGE 29, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, LYING 6.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING FROM THE SOUTHWEST CORNER OF SAID LOT1; THENCE NORTH 89°53'11" EAST, 389.69 FEET; THENCE NORTH 0°06'49" WEST, 65.00 FEET; THENCE NORTH 89°53'11" EAST, 44.30 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 0°00'00" EAST 52.35 FEET; THENCE NORTH 18°42'51" EAST 36.40 FEET; THENCE NORTH 0°00'00" EAST 294.95 FEET; THENCE NORTH 90°00'00" EAST 143.08 FEET; THENCE NORTH 0°00'00" EAST 264.08 FEET TO THE POINT OF TERMINUS.

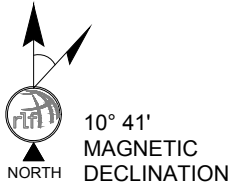
SIDELINES TO BE LENGTHENED AND SHORTENED TO CREATE ONE CONTIGUOUS PARCEL.

LESSEE LEASE AREA LEGAL DESCRIPTION
A PORTION OF LOT 1 ACCORDING TO THE FINAL PLAT OF SEVILLE COMMONS RECORDED IN BOOK 773 OF MAPS, PAGE 29, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

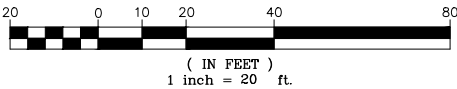
COMMENCING FROM THE SOUTHWEST CORNER OF SAID LOT1; THENCE NORTH 89°53'11" EAST, 389.69 FEET; THENCE NORTH 0°06'49" WEST, 65.00 FEET; THENCE NORTH 89°53'11" EAST, 44.30 FEET; THENCE NORTH 0°00'00" EAST 52.35 FEET; THENCE NORTH 18°42'51" EAST 36.40 FEET; THENCE NORTH 0°00'00" EAST 294.95 FEET; THENCE NORTH 90°00'00" EAST 143.08 FEET; THENCE NORTH 0°00'00" EAST 264.08 FEET; THENCE NORTH 90°00'00" EAST 6.00 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 90°00'00" EAST 26.00 FEET; THENCE SOUTH 0°00'00" EAST 13.58 FEET; THENCE NORTH 90°00'00" WEST 4.67 FEET; THENCE SOUTH 0°00'00" EAST 11.42 FEET; THENCE NORTH 90°00'00" WEST 21.33 FEET; THENCE NORTH 0°00'00" EAST 25.00 FEET TO THE POINT OF BEGINNING.

- LEGEND**
- NG NATURAL GRADE
 - WATER METER
 - WATER CONTROL VALVE
 - FIRE HYDRANT
 - DOWN GUY
 - FOUND AS NOTED
 - POWER POLE
 - LIGHT POLE
 - STREET LIGHT W/MAST
 - ELECTRICAL TRANSFORMER
 - ELECTRICAL PULL BOX
 - ELECTRICAL METER
 - GAS VALVE
 - GAS METER
 - BREAKLINE
 - SAN. SEWER MANHOLE
 - SEWER CLEANOUT
 - IRRIGATION CONTROL VALVE
 - BOLLARD
 - SIGN
 - POSITION OF GEODETIC COORDINATES
 - PROPERTY LINE
 - PROPERTY LINE (OTHER)
 - CENTERLINE
 - EASEMENT LINE
 - LEASE LINE



GRAPHIC SCALE



EXPIRES 03/31/18

verizon wireless
126 W. GEMINI DR.
TEMPE, AZ 85283



REUSE OF DOCUMENT
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FIELD BY:	
DRAWN BY:	ABM
CHECKED BY:	RLF

REVISIONS		
NO.	DATE	DESCRIPTION
4	05/27/15	TITLE AMENDMENT
3	10/24/14	REVISION
2	08/01/14	REVISION
1	06/09/14	FINAL SUBMITTAL

rlf
Consulting, llc
Land Survey & Mapping Solutions
1835 East 4th Street, Suite 24
Tempe, AZ 85281
p. 480.445.9189 | f. 480.445.9185
www.rlfconsulting.com

PROJECT No.
09001498
SITE NAME:
PHO FREEDOM

SITE ADDRESS:
**3280 E. CHANDLER HEIGHTS RD.
GILBERT, AZ 85298**

SHEET TITLE:
SITE SURVEY

SHEET NO.
LS-1

REVISION:

HIGLEY ROAD

CHANDLER HEIGHTS ROAD

APN: 304-79-810
ZONING: SC

APN: 304-79-809
ZONING: SC

APN: 304-79-808
ZONING: SC

APN: 304-79-807
ZONING: SC

APN: 304-79-959
ZONING: SC

APN: 304-78-054
ZONING: SF-6 PAD

PROPOSED LESSEE LEASE
AREA= 769 S.F.

1
Z-2

CENTERLINE OF PROPOSED LESSEE
12'-0" WIDE ACCESS EASEMENT

APN: 304-81-343
ZONING: SC

NOTE:

REFER TO SITE SURVEY FOR
PROPERTY LINE INFORMATION
AND CURVE TABLES

MONOPALM SETBACK TO
NEAREST PROPERTY LINE

DIRECTION	DISTANCE
NORTH	92'-2"
SOUTH	637'-5"
EAST	187'-9"
WEST	264'-1"



126 W. GEMINI DR., TEMPE, AZ. 85283

INTERNAL REVIEW	
CONSTRUCTION SIGNATURE	DATE
RF SIGNATURE	DATE
REAL ESTATE SIGNATURE	DATE
MICROWAVE SIGNATURE	DATE



3100 N. 3RD AVE., #100 PHOENIX, AZ. 85013
PHONE: (480) 204-1412

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PROJECT NUMBER	DRWN BY	CHKD BY
14243	AD	BK

REVISIONS		
1	06.06.14	ISSUE TO CLIENT
2	08.04.14	CLIENT COMMENTS
3	10.20.14	REDESIGN
4	01.08.15	ISSUE FOR SUBMITTAL
5	03.27.15	COMMENTS
6	06.25.15	CITY COMMENTS

SITE NAME

PHO FREEDOM

SITE ADDRESS

6289 S HIGLEY RD.
GILBERT, AZ 85298

SHEET TITLE

OVERALL
SITE PLAN

SHEET NUMBER

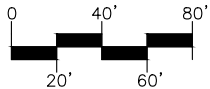
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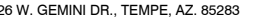


1
Z-1

SITE PLAN

SCALE: 1" = 40'-0"





INTERNAL REVIEW	
CONSTRUCTION SIGNATURE	DATE
REAL ESTATE SIGNATURE	DATE
CROWWAVE SIGNATURE	DATE



00 N. 3RD AVE., #100 PHOENIX, AZ. 85013
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243	AD	BK

REVISIONS		
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SITE NAME _____

PHO FREEDOM

SITE ADDRESS

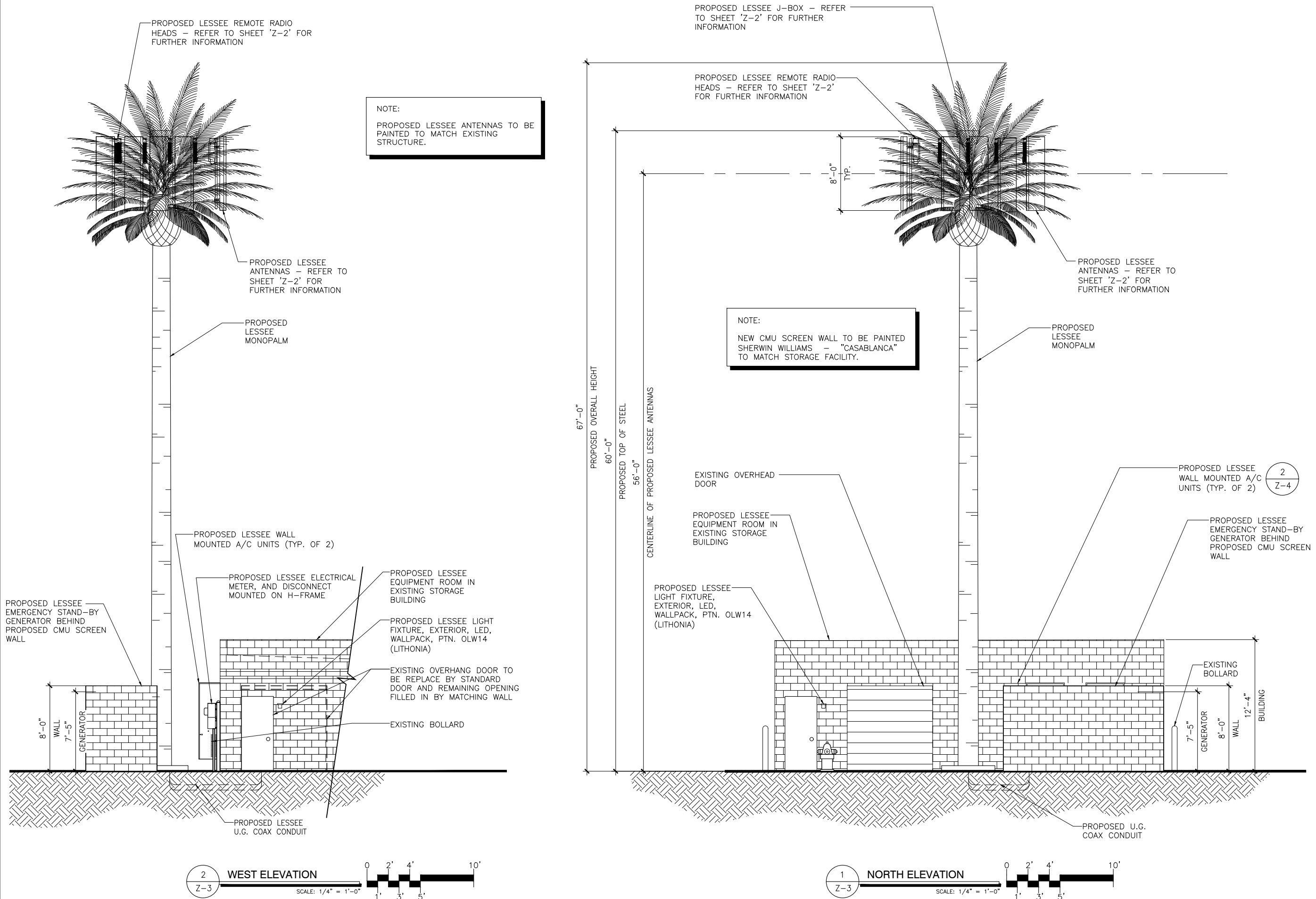
289 S HIGLEY RD.
GILBERT, AZ 85298

SHEET TITLE

PROJECT ELEVATIONS

SHEET NUMBER

Z-3









INTERNAL REVIEW	
CONSTRUCTION SIGNATURE	DATE
RF SIGNATURE	DATE
REAL ESTATE SIGNATURE	DATE
MICROWAVE SIGNATURE	DATE



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PROJECT NUMBER	DRWN BY	CHK'D BY
14243	AD	BK

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	06.25.15	CITY COMMENTS

SITE NAME

PHO FREEDOM

SITE ADDRESS

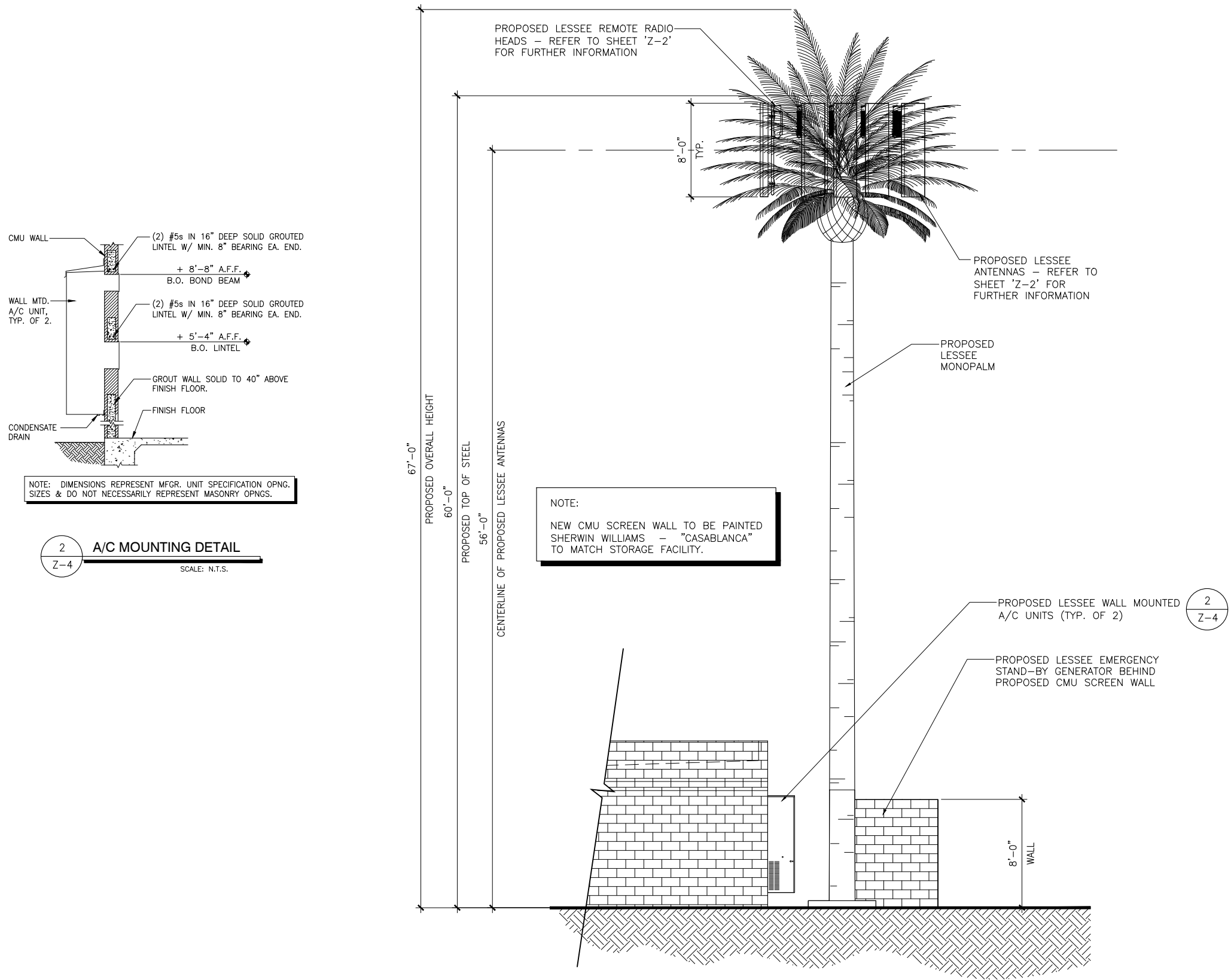
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GILBERT, AZ 85298

SHEET TITLE

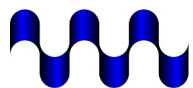
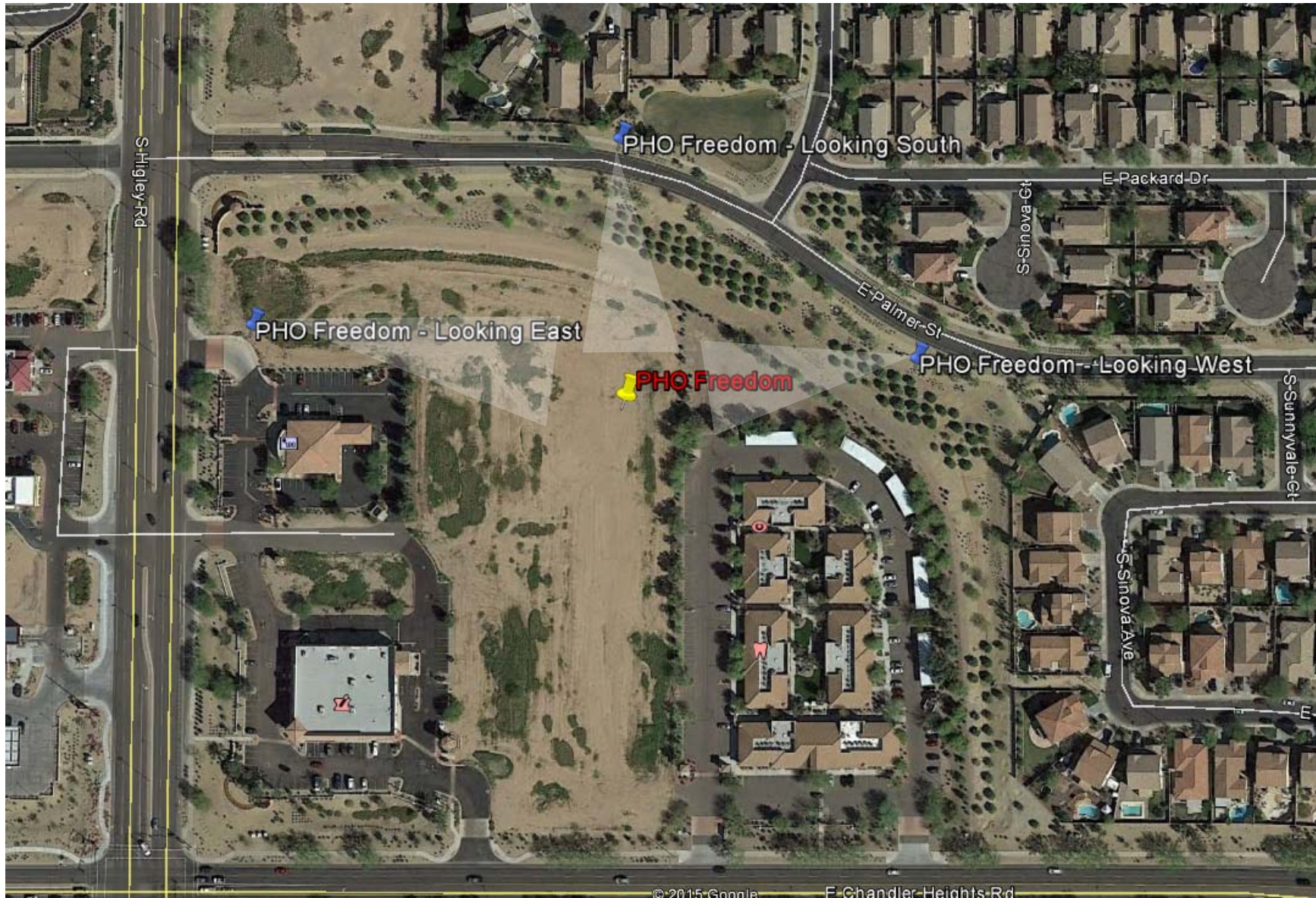
**PROJECT
ELEVATIONS
AND DETAILS**

SHEET NUMBER

Z-4



PHO Freedom
Photographic Simulation
Perspectives



**WAVELENGTH
MANAGEMENT**

2200 E. Williams Field Rd.
Suite 200
Gilbert, AZ 85295

EXISTING VIEW



PHO FREEDOM

3820 E CHANDLER HEIGHTS RD.
GILBERT, AZ 85298

PROPOSED VIEW



126 W. GEMINI DR., TEMPE, AZ. 85283



3100 N. 3RD. AVE. PHOENIX, AZ. 85013
P: (480) 204-1412

- VIEW LOOKING EAST -

EXISTING VIEW



PHO FREEDOM

3820 E CHANDLER HEIGHTS RD.
GILBERT, AZ 85298

PROPOSED VIEW



126 W. GEMINI DR., TEMPE, AZ. 85283



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- VIEW LOOKING SOUTH -

EXISTING VIEW



PHO FREEDOM

3820 E CHANDLER HEIGHTS RD.
GILBERT, AZ 85298

PROPOSED VIEW



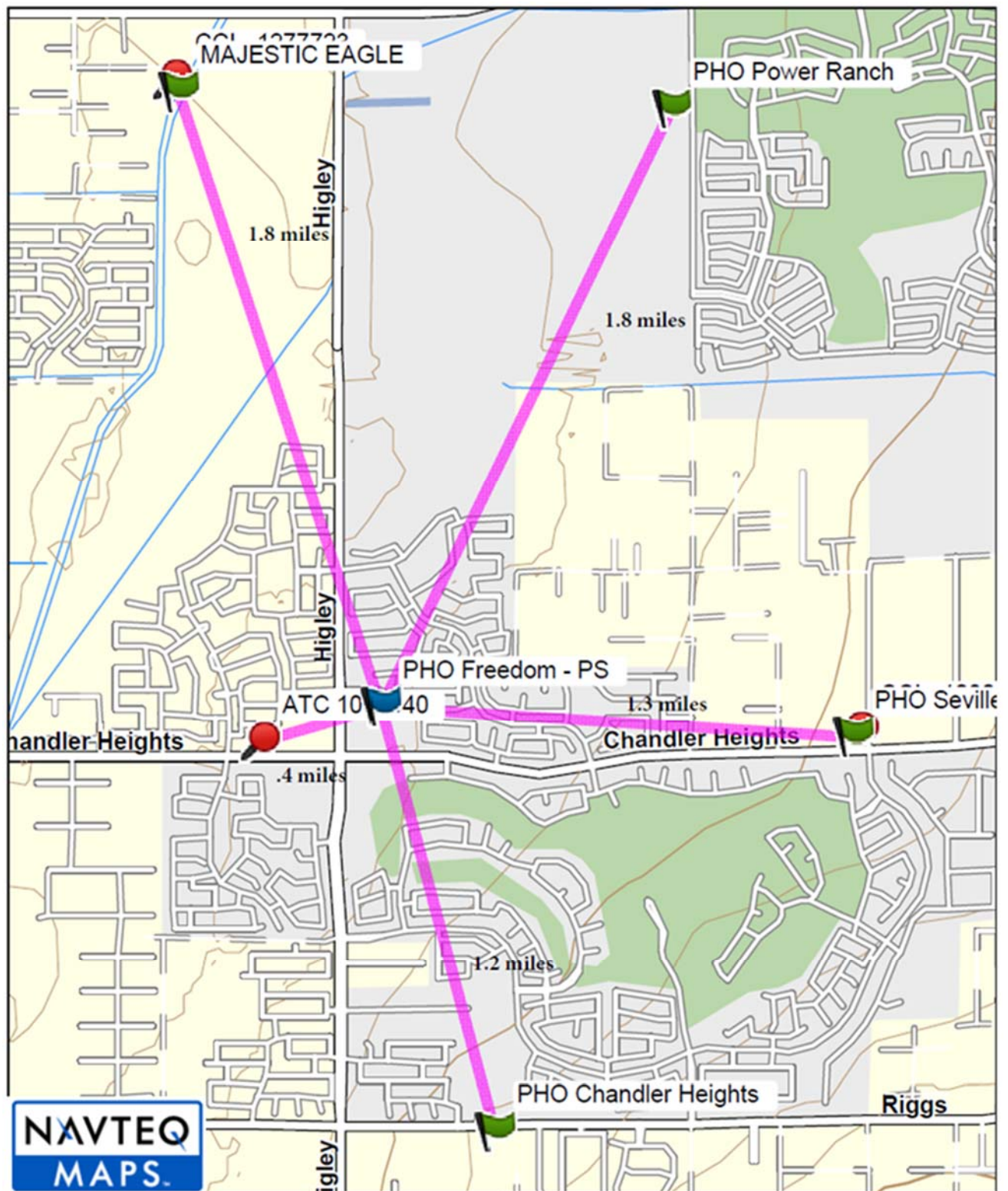
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- VIEW LOOKING WEST -

Alternative Sites Map



Alternative Sites Chart

Name	Location	Distance	Type	Justification
CCI 1277723/PHO Majestic Eagle	N33° 15' 36.2" W111° 43' 42.5"	1.8 miles	Self Support Tower	Verizon already at this location
CCI 1282386/ PHO Seville	N33° 14' 04.5" W111° 41' 42.9"	1.3 miles	Monopalm	Verizon already at this location
ATC 1001940	N33° 14' 03.8" W111° 43' 28.0"	.4 miles	Self Support Tower	Tower does not have any additional space
PHO Chandler Heights	N33° 13' 08.4" W111° 42' 46.4"	1.2 miles	Monopole	Verizon already at this location
PHO Power Ranch	N33° 15' 33.8" W111° 42' 15.1"	1.8 miles	Monopalm	Verizon already at this location

Development Schedule (phasing)

The overall development of the site will take approximately 45 days with the bulk of the work being accomplished in the first 4 weeks. The work will be accomplished during regular business hours and will require the use of standard grading equipment. During this time there may be multiple vehicles and laborers performing the work.

After the completion of development the site will only require general maintenance. Verizon anticipates the site will be visited on average a few times a month. General maintenance usually requires one work vehicle and can be accomplished 24/7.